

AGENDA: September 10, 2002

4.9

CATEGORY: Consent

DEPT.: Community Development

TITLE: Appropriation of Funds for Downtown
Precise Plan Update, Phase II

RECOMMENDATION

1. Authorize the City Manager to enter into a contract with Van Meter Williams Pollack (VMWP) for consulting services to complete Phase II of the Downtown Precise Plan.
2. Authorize the City Manager to enter into a contract with Carey & Company, Inc. for supplemental historical resources analysis consulting services, including appropriation of \$20,000 from the Revitalization Authority fund for the consulting services.

FISCAL IMPACT

The total contract amount with Van Meter Williams Pollack (VMWP) is \$150,000 (see Attachment 1 – Draft Contract). The funding was approved in the 2001-02 budget and reappropriated into the Fiscal Year 2002-03 budget. When the 2001-02 budget was adopted, the City Council appropriated \$150,000 from the Revitalization Authority to complete Phase II of the Downtown Precise Plan update. The \$150,000 includes \$140,750 for completion of all work tasks set forth in the VMWP proposal and \$9,250 for contingencies such as additional public meetings, analysis and printing costs.

An additional \$20,000 is requested for Carey & Company, Inc. (historic resources architectural consultant) to complete a supplemental comprehensive historical resources survey of the entire downtown area and to prepare inventory evaluation forms for each downtown property designated as historically significant (see Attachment 2 – Carey & Company Draft Contract). Funds for this work would be appropriated from the Revitalization District Fund balance to the Economic Development Revitalization budget.

BACKGROUND AND ANALYSIS

In June 2002, the City Council adopted the Downtown Committee's work plan to update the remaining areas of the Downtown Precise Plan, including Areas H, I and J of the Downtown Precise Plan. Community Development Department staff subsequently issued a Request for Proposal (RFP) to eight consulting firms to provide expertise and to assist staff with the update. The list of consultants was based on firms that have worked on similar projects and

had the experience and capacity to manage a multidisciplinary consulting team to advise the City of a variety of downtown issues.

Three proposals were received, including Van Meter Williams Pollack, Sasaki & Associates and the Cannon Design Group. Staff recommends Van Meter Williams Pollack (VMWP) because of their experience with similar projects, knowledge of the area and the particular expertise of the project team they have assembled. The consulting team consists of Van Meter Williams Pollack, an urban design and architecture firm; Economic and Planning Systems, an economic development consulting firm; Kimley-Horn Associates, a transportation engineering and parking and consultant; and Carey & Company, Inc., an architectural firm which specializes in historic preservation.

Based on the work plan approved by the City Council, VMWP has developed a scope of work which will complement staff's work and support the public review process (Attachment 3 – Scope of Work Summary and Attachment 4 – VMWP Scope of Services).

Historical Resources Work and Supplementary Analysis Request

The Carey & Company, Inc. scope of work included in the primary \$150,000 contract with VMWP Inc. was to develop understandable and implementable historical architectural review criteria for use in reviewing development projects that involve demolition or alteration of identified historical buildings and to integrate the existing Interim Historic Preservation Ordinance into the Precise Plan.

In light of Council adoption of the Interim Urgency Ordinance for Preservation of Historical Resources and the importance and immediacy of protection of the City's historic resources, staff explored with Carey & Company the possibility of adding a survey of historic properties in the entire Downtown Precise Plan area.

Of the 94 properties identified in the Mountain View Register of Historic Resources, 17 are within the Downtown Precise Plan area. Four of the 17 buildings have had an historic assessment completed. The intent of supplemental historical work by Carey & Company, Inc. is to evaluate the architectural merit of all the remaining 13 downtown buildings on the Register and to survey all properties within the Downtown Precise Plan area to assess the architectural merit of any other potentially significant buildings (see Attachment 5 – Carey & Company Historic Resources Survey: Proposed Scope of Services). This supplemental work, if completed as part of the overall Downtown Precise Plan update, would eliminate the need for building-by-building case studies at a potentially much higher overall cost in the future as historic property owners consider building modifications. In addition, this work would result in a complete and accurate assessment of all downtown historical buildings on the Register, significantly reducing development review and permitting process time for proposed modifications to historical structures.

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The cost of the additional work is \$20,000. Staff recommends that this proactive evaluation of historic properties in the downtown is completed in conjunction with the historical resources work of the Downtown Precise Plan update.

ALTERNATIVE

That the City Council does not authorize the City Manager to enter into a contract with Carey & Company, Inc. for supplemental historical resources analysis consulting services and does not authorize appropriation of \$20,000 from the Revitalization District Fund balance for Carey & Company, Inc. supplemental historic resources analysis consulting services.

PUBLIC NOTICING – Agenda posting.

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AL/9/CAM
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Attachments: 1. VMWP Draft Contract
2. Carey & Company Draft Contract
3. Scope of Work Summary
4. VMWP Scope of Work
5. Carey & Company, Inc. Supplemental Scope of Services

cc: CDD, CDD(A), EDM, PP, SP – Melena, ZA